

RULES AND REGULATIONS OF THE PHEASANT LANDING HOMEOWNERS ASSOCIATION

(Amended July 11, 2006 – see last page)

SHEDS / BARNES / Other Structures

- Sheds, barns, or other structures must be maintained in good repair, painted, and must be upright. The dimensions may not to exceed 10' W x 12' D x 7' H.

SKATE BOARDING

- No skate ramps shall be permitted in the streets or sidewalks.

SIGNS

- No signs shall be installed on berms or in the entrance areas to the Subdivision.
- "For Sale" signs and political signs are only permitted in the front yard of the lot.
- "For Sale" signs and political signs must be removed immediately following the sale or election to which they pertain. Political signs must comply with all local governmental ordinances applicable thereto.
- Garage sale signs may be posted 72 hours prior to date and must be removed within 24 hours after the garage sale date.

GARBAGE COLLECTION

- Garbage cans must have lids affixed when put out for collection.
- Cans and yard waste shall not be put out for collection prior to 7:00 PM the night before collection and must be stored in owners garage or behind a PRIVACY FENCE by 10:00 PM the day of collection.
- Oversized garbage/waste items not collected by Municipality or Waste Collection Company must be removed from sidewalk and/or disposed off within 48 hours of the day of collection.

RECYCLING – We encourage Association Members to Re-Use, Reduce and Recycle.

- There is no additional cost to participate in the re-cycling program.
- To order a recycle bin, please call WASTE MANAGEMENT at 800-747-2278
 - NO DUMPING – No one may dump or dispose off any garbage or waste materials in the retention pond or on any property within in the community.

PLAYGROUND EQUIPMENT

- Playground equipment may only be installed in the rear yard of the lot.

HOLIDAY DECORATIONS

- Christmas decorations may not be displayed before November 15 and must be removed by January 31.
- Other Holiday decorations may be displayed 4 weeks before the date of the Holiday and must be removed within 2 weeks after the Holiday.
- UNDER NO CIRCUMSTANCES MAY ANYONE DISPLAY ANY HOLIDAY DECORATIONS THROUGHOUT THE YEAR.

YARD MAINTENANCE SODDING/SEEDING

- The front yard and side yards, including the parkway, must be sodded or seeded within four (4) weeks of conveyance of title from the Covenanter to the initial purchaser, unless the weather prohibits installation of sod, in which case, it must be installed within the first two {2} weeks when weather conditions are appropriate.
- The remaining yard area must be either sodded or seeded to grass within six (6) months of conveyance of title.
- Areas not sodded/seeded in the front and side yard must be landscaped with bushes, flowers and appropriate ground cover.
- All areas of the property must be maintained. Grass needs to be mowed to maintain a manicured appearance.

MAILBOXES

- Mailboxes may be installed without approval of the Board of Directors provided that:
 - a. The bottom of the mailbox is no lower than forty inches (40") from the ground.
 - b. The front of the mailbox is eight inches from the back of the curb
 - c. No pipes, railroad ties or Ibeams are used.
 - d. All mailboxes must meet federal and local government regulations.

SPEED LIMITS

- Residential Speed Limit is 25 M.P.H., as per Local Village ordinance.
- Speed limits are to be observed by all residents, visitors to The Pheasant Landing Homeowners Association.
- For the safety of our community and children, we ask that all drivers slow down when driving through our neighborhood.

PETS

- No homeowner may house more than 2 dogs and 2 cats.
- ALL pets must be under leash at all times unless they are contained within a fenced property (fence must be at least 4 feet high) or contained by a properly installed "invisible" pet fence.
- Cats and dogs must be contained within the owner's property – no loose dogs or cats.
- Pet owners must clean up after their pets when walking them and in the immediate area in front of their home.
- DOGS THAT ARE A NUISANCE, SUCH AS EXCESSIVE BARKING, UNPROVOKED ATTACKS MUST BE KEPT INSIDE.
- NO PET MAY BE LEFT OUTSIDE THE ENTIRE DAY OR EVENING. Cruelty to pets will be reported to the proper authorities.
- Pet owners are responsible for any damage done by a pet.
- Illegal pets are NOT allowed.

POOLS

- Must have an approved local ordinance fence around the perimeter of the pool.
- Must be in good repair, painted and upright.
- Leaky pools must be drained and repaired immediately.

HOME ADDITIONS/EXTERNAL ALTERATIONS TO DWELINGS

- Proper City of Joliet permits are required.
- Must be consistent with the original designs of the dwellings.

- Those who deviate from the original design must have Board approval and must complete the appropriate Board authorized form (form tplha.bd.01-06)

FIREWORKS

- State of Illinois approved fireworks ONLY.
- Air propelled fireworks or those with high explosives are prohibited.
- Fireworks are a fire hazard, a danger to people and pets, and can cause damage to property.

FLAG DISPLAYS

- Flags must be in good repair. Torn or damaged flags must be repaired/replaced or removed from display within 7 days.
- The board recognizes those community members who honor our Nation and wish to display their patriotism by displaying flag. In order to do so, a flag must be properly displayed.
- Federal Laws (PUBLIC LAW 94 – 344) mandate the appropriate display and disposal of flags.

BASKETBALL HOOPS

- Basketball hoops must not block in any way the pedestrian sidewalk.
- They must be on the property owner's driveway area.
- Basketball hoops may not be on the street.
- Basketball hoops must be in good condition. Damaged hoops, nets must be repaired or replaced within 2 weeks.
- Basketball hoops in ill-repair must be discarded and/or removed and stored inside property owner's home.
- Portable basketball hoops must be stored within property owners home during winter months (November – March) or behind a *PRIVACY fence.

PARKING

- Driveway parking - When parking within your driveway vehicles may not block/obstruct the pedestrian sidewalk.
- Street parking - You must park on your side of the street within the limits of your property to minimize intrusion into other homeowner's property.
- Commercial vehicles including Farm vehicles, Semi-Trucks with or without trailer or any vehicle requiring a CDL License to operate – Are NOT permitted to park on any driveway or street within The Pheasant Landing Community.
- No EXTENDED street parking. Vehicles not moved within 3 days are subject to towing (paid at owners expense). You must move your vehicle within your garage or driveway limits for any extended parking.
- Abandoned vehicles will be towed away at owner's expense.
- Vehicles in ill-repair (flat tires, damaged chassis, broken windows, etc.) must be removed from all visible areas (streets / driveways) within 3 days.

BOATS / RV's

- Boats and RV's may not be parked on streets or driveways. Boats and RV's maybe parked inside owner's garage or behind a *PRIVACY fence within your property line.
- Existing homeowners will be granted a 6-month grace period to comply with this mandate. All homeowner's must be in compliance by August 31, 2006.

STORAGE

- No one may store any materials, including wood, garbage containers, car/boat tows or any items considered to be rubbish, on driveways, sidewalks or sides of home.
- All stored materials must be behind closed doors or behind a *PRIVACY fence.

Note: * A PRIVACY fence is a solid fence – no see through.

A picket or chain-link fence is not considered to be a privacy fence.

FEES

RETURNED CHECKS

- RETURNED CHECKS FEE FOR NON-SUFFICIENT-FUNDS (NSF) or for any other reason will be \$50.00.

ASSESSMENTS – Current Annual Assessment is \$42.00. Assessments are subject to change and must be voted and approved on by Board of Directors.

- Assessment payments are due on 01/01/YY and will be considered late as of 01/15/YY.
- A \$10.00 per month late fee will be assessed on late assessment payments.
- Assessment Clearance letters
 - ❑ Annual Assessments must be paid and current prior to issuance of letter.
 - ❑ A \$35.00 fee must be paid prior to release of Assessment Letters. Said fee may be changed from time to time by the Board
- Assessments will be collected for the entire calendar year.
 - ❑ Property owners who are re-financing or selling their homes must be current on their annual Assessments.
 - ❑ Sellers must request a credit for the balance of the year from the buyer at closing.
 - ❑ The Board will issue NO REFUNDS.

- **Assessment Calculating Table**

Monthly	Annual	Closing	Closing	Closing
Amount	\$42.00	Month	Between	Between
			1st to 15th of	16th to end of
			the month	month
1	\$42.00	January	Full Month	Half Month's
2	\$38.50	February	Assessment	Assessment
3	\$35.00	March	\$3.50	\$1.75
4	\$31.50	April	Plus remaining months	
5	\$28.00	May		
6	\$24.50	June		
7	\$21.00	July		
8	\$17.50	August		
9	\$14.00	September		
10	\$10.50	October		
11	\$7.00	November		
12	\$3.50	December		

- Property owners who are behind on their Assessment payment for more than 3 months (90 days), the Board will pursue and place a LIEN on the Property.
 - ❑ Homeowners will be responsible for all legal costs incurred by the Board.
- Property owners who are behind on their Assessment payment for more than 6 months (180 days), the Board will pursue with legal action.
 - ❑ Homeowners will be responsible for all legal costs incurred by the Board.
- To release a Lien or Foreclosure, property owner needs to pay all Assessment fees, late fees and legal costs.
- Any fees, assessment, charges, fines, interest, and /or costs of any type or description referred to in these Rules and Regulations and which may be authorized by any By-Laws, Covenants, Conditions, Restrictions, or in any other manner, may be changed from time to time by a proper vote of the Board of Directors.
- Nothing herein shall prohibit the Association, or its Board, from pursuing any remedy available to it at any time.

RULES AND BI-LAWS / COVENANTS AND CONDITIONS

- Those homeowners who have Internet access may view or print a copy of these documents for FREE at their leisure by visiting The Pheasant Landing Homeowners Association web page - <http://www.tplha.org>
- The Board will provide existing property owners with one complimentary copy of each document, thereafter; a fee, to be set from time to time by the Board, will be charged for each copy provided.

VIOLATIONS

- Repeated violations of the Rules and Bi-Laws and/or of the Covenants and Conditions of The Pheasant Landing Homeowners Association will result in fines of between \$50.00 to \$250.00, per incident, plus legal and court fees, if applicable.
- Violators will be fined in addition to the initial fine, \$20 per day until violations are satisfactorily rectified.
- Homeowners or renters shall be held responsible for the actions of their family members, guests, and agents.
- Adult children, who have repeated violations, may be requested (at the Board's discretion) to move out of The Pheasant Landing community.

FISHING – POND (Amendment - Effective 07/11/2006)

- ONLY Pheasant Landing homeowners, residents and accompanied guests are permitted to "SPORT" FISH on the pond. Sport fishing means that you must release the fish back to the pond.
- No alcoholic drinks allowed.
- Please be considerate of those homeowners residing on the pond area.
- Please clean up after yourself.
- If you are asked to identify yourself while fishing, please provide your full name and residence address.